

**ZONING HEARING BOARD: NOVEMBER 7, 2016**  
**AMOS K. ESH JR.**

The Providence Township Zoning Hearing Board meeting was held on Monday evening, November 7, 2016, at 7:00 pm, in the township municipal office. Members present were Bradford Duvall, James Hess, and Albert Warfel. Connie Peiffer, Secretary/Zoning Officer, Melissa Anderson, court reporter, and nine (9) observers were also present.

Mr. Duvall brought the meeting to order at 7:00 pm and announced there was one hearing tonight for Amos K. Esh Jr. Mr. Duvall introduced the Board members. Mrs. Peiffer, Amos Esh and Craig Williams were sworn in by the court reporter. Mrs. Peiffer stated the hearing had been legally advertised in the Lancaster Newspapers on October 22nd and October 29, 2016. Proof of publication was on display. The property had been properly posted. Amos Esh and Craig Williams had completed an Entry of Appearance form. John and Lisa Walton, 755 Truce Road, and Marvin Kreider, 749 Truce Road, were granted party status to the proceedings.

Mrs. Peiffer stated the two properties involved with the request are 748 Truce Road and 796 Lancaster Pike. Both properties are zoned commercial. Mr. Esh is requesting a special exception to allow a home improvement and building supply store on the properties. Mr. Esh is also requesting various design criteria variances, associated with the development of the properties for this purpose.

Craig Williams, from Strausser Surveying, was present to represent Mr. Esh. Mr. Williams explained the proposed development on the two properties. The first request is for a special exception, as per Section 205.4.9, for a home improvement and building supply operation. Mr. Esh is an equitable owner of the properties. Mr. Williams reviewed all the criteria set forth in Section 439 of the Township Zoning Ordinance; Home Improvement and Building Supply Stores. Each of the variances were explained in detail by Mr. Williams. These variance requests are: Section 205.6.4, Residential Buffer Strip, Section 205.12, Landscaping, Section 205.15, Outdoor Storage, Section 310.6.2, Illumination Levels, Section 312.3, Surfacing and Section 313.18.3, Interior Landscaping. There would be 4 to 5 fulltime employees. The hours of operation would be 6:00 am to 5:00 pm, Monday through Friday and Saturday 7:00 am to 12:00 pm.

It was noted the business is essentially the same operation as described at the June 2016 Zoning Hearing Board, addressing only 748 Truce Road. The sign and size of the sign were discussed

John Walton had a question on storm water management. Mr. Williams gave an overview of the storm water management plan for the two properties. Mr. Williams noted the variance for the illumination level would be requesting to dim the lighting, not heighten it. Marvin Kreider asked if any driveway would be located on to Truce Road. Mr. Williams answered there would be driveway or access on to Truce Road, only Lancaster Pike.

There being no further questions or comments, a motion was made by Mr. Hess and seconded by Mr. Warfel to grant the Special Exception, pursuant to Section 205.4.9 of the 2014 Zoning Ordinance, to allow a home improvement and building supply store on the two above referenced properties. The following variances were also approved: Section 205.6.4, Residential Buffer Strip, Section 205.12, Landscaping, Section 205.15, Outdoor Storage, Section 310.6.2, Illumination Levels, Section 312.3, Surfacing, and Section 313.18.3, Interior Landscaping. These requests were all granted with the following conditions: a. The applicant shall at all times comply with and adhere to the plans and promises presented to the Zoning Hearing Board including, but not limited to, the plans, materials and testimony submitted at the hearing, b. The applicant shall file and have approved a land development plan, c. The applicant shall comply with all applicable provisions of the Providence Township Stormwater Management Ordinance, d. The applicant must obtain all other permits, licenses, and approvals pursuant to any and all applicable federal, state and local laws, rules and regulations and e. Any violation of the conditions contained in this decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Zoning Ordinance and the PA Municipalities Planning Code. This Decision shall bind the applicant, his heirs, successors, grantees and assigns.

**AMOS K. ESH JR.**

The motion was carried unanimously. The meeting was adjourned at 7:54 pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Bradford D. Duvall, Chairman

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Constance Peiffer, Secretary

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James Hess, Vice Chairman

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Albert Warfel, Member

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